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Series: Area 1-A, Parcels 1-182, 1961-1962.

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S. P. 1-A COUNTY Ramsey PARCEL 163

FEE OWNER Michael A. ... M. Fren PROPERTY ADDRESS 328 Kentucky

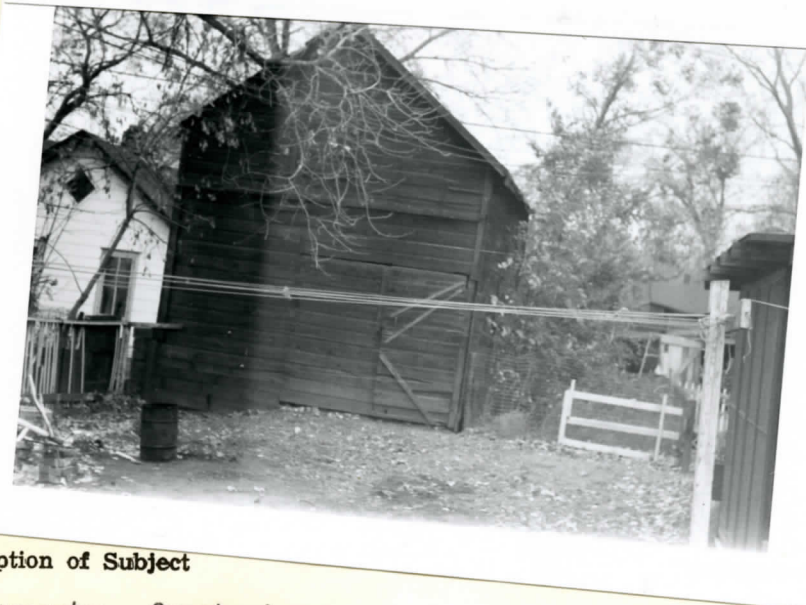
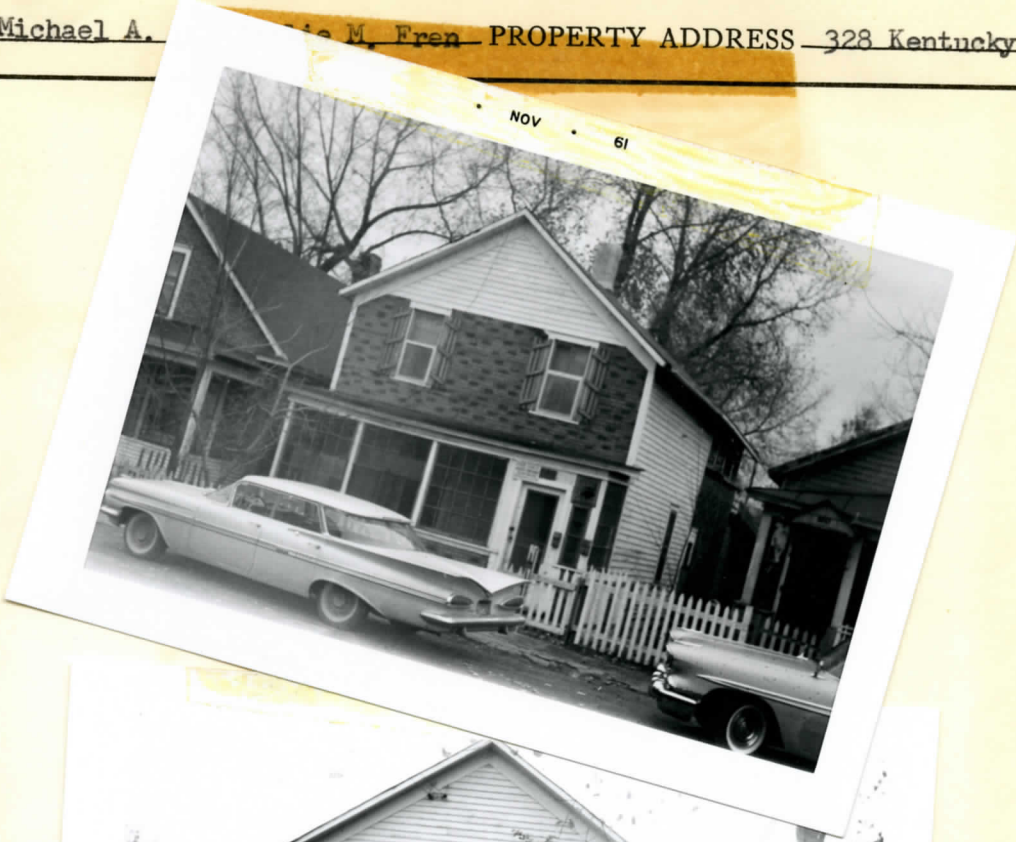


Photo No.

Description of Subject

of Subject

- 1. Subject property - front view
- 2. Subject property - rear view
- 3. Subject property - shed
- 4. _____

- 5. _____
- 6. _____
- 7. _____
- 8. _____

Date of Photo: 11-61

By: *[Signature]*
Right of Way Agent

S. P. 1-A COUNTY Ramsey PARCEL 163

FEE OWNER Michael A. and Nellie M. Fren PROPERTY ADDRESS 328 Kentucky

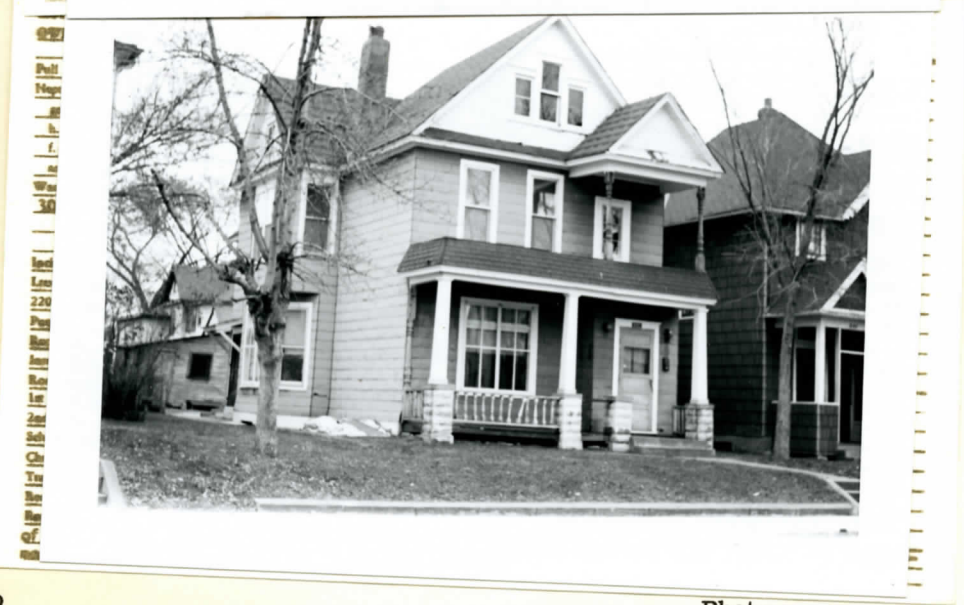
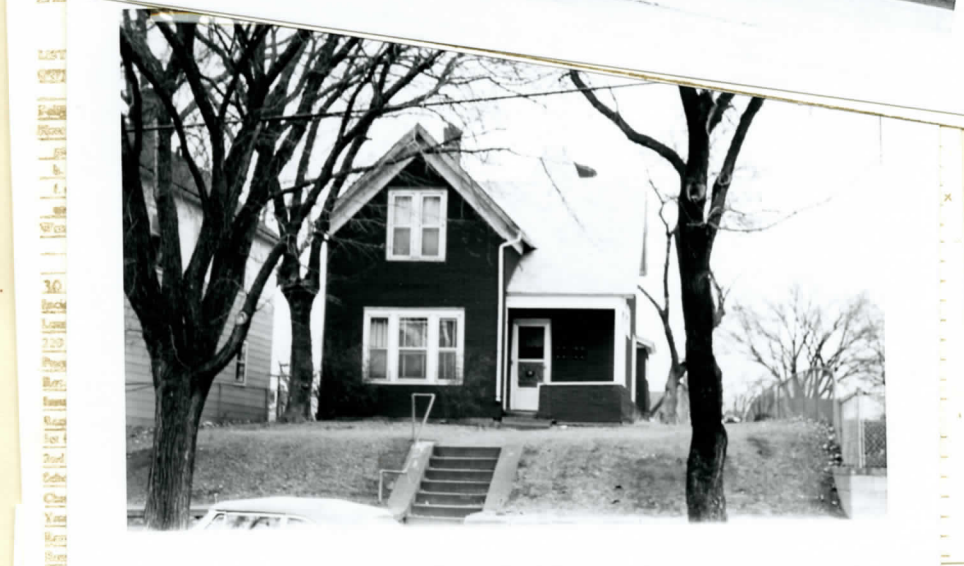
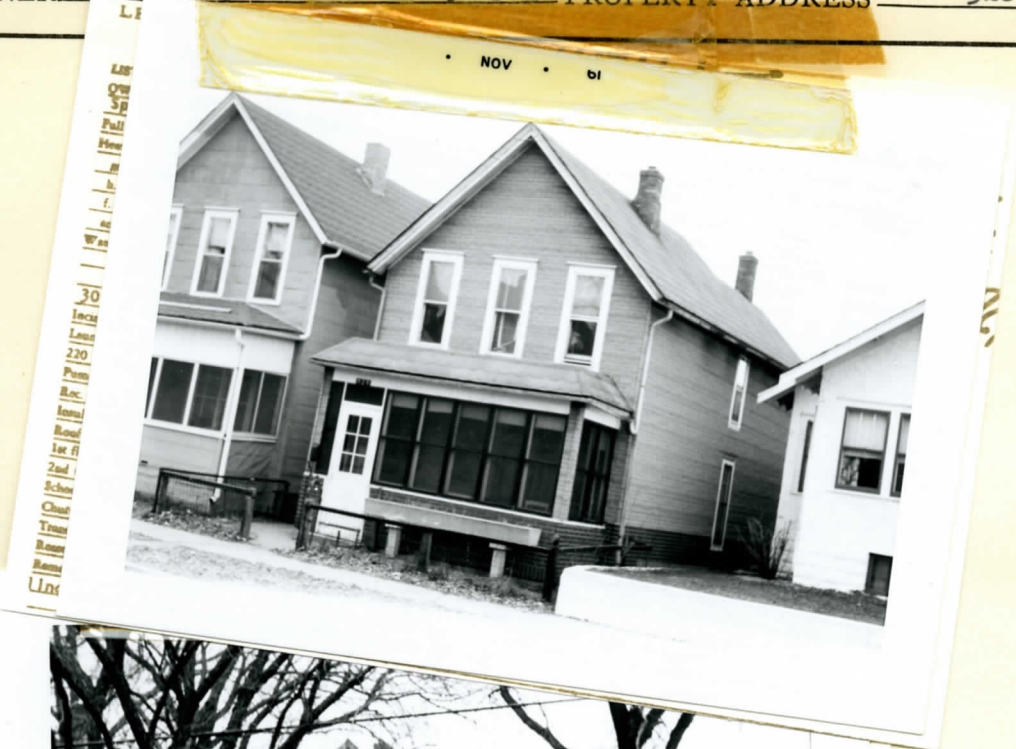


Photo No. Description of Subject

1. Comp. No. 1 - 929 Woodbridge

2. Comp. No. 2 - 57 W. Jessamine

3. Comp. No. 3 - 842 Edmund

4. _____

Date of Photo: 11-61

Photo No. Description of Subject

5. _____

6. _____

7. _____

8. _____

By: [Signature]
Right of Way Agent

STATE OF MINNESOTA DIVISION OF LANDS AND RIGHT OF WAY DEPARTMENT OF HIGHWAYS PHOTOGRAPHIC MOUNTINGS

S. P. 1-A COUNTY Ramsey PARCEL 163

FEE OWNER Michael A. and Nellie M. Fren PROPERTY ADDRESS 328 Kentucky

LEGAL: Upon request *929 Woodbridge*

LISTING BROKER *Delta Realty, Inc.* SALESMAN *Tunell* PHONE: RES HI 9-2610 BUS. HI 8-0000

OWNER'S NAME *Anna Messen* TYPE OF BLDG. *Duplex*

Room	1st Floor	2nd Floor	3rd Floor
Full Bath	wood x L.R. 10 x 12	wood x L.R. 10 x 12	wood x L.R. 10 x 12
Heat: 2 heaters	Placelace	Placelace	Placelace
gravity fan	D.R.	D.R.	D.R.
h. water	oil x D. Space	oil x D. Space	oil x D. Space
f. air	gas x Kitch. 10 x 11	gas x Kitch. 10 x 11	gas x Kitch. 10 x 11
annual fuel cost \$55.00 Each	stove cabinet pantry x	stove cabinet pantry x	stove cabinet pantry x
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.
gal. side arm	Trim Painted	Trim Painted	Trim Painted
gal. main elec.			
30 gal. auto. gas	Bath full x Tile str. 1/2	Bath full x Tile str. 1/2	Bath full x Tile str. 1/2
Incubator	Den/S. Ran. x	Den/S. Ran. x	Den/S. Ran. x
Laundry tub	B.R. 11 x 12	B.R. 11 x 12	B.R. 11 x 12
220 wiring	B.R. 6 x 12	B.R. 6 x 12	B.R. 6 x 12
Shower	B.R. 6 x 12	B.R. 6 x 12	B.R. 6 x 12
Pump	B.R. 6 x 12	B.R. 6 x 12	B.R. 6 x 12
Rec. room	B.R. 6 x 12	B.R. 6 x 12	B.R. 6 x 12
Insul. Walls x Ceil. W. Strip	Porch 5 x 16 Scr. x GL x	Porch 5 x 16 Scr. x GL x	Porch 5 x 16 Scr. x GL x
Roof: comp. x wood shs	condition Good	condition Good	condition Good
1st fl. occ. by	cup. 2 Rooms	cup. 2 Rooms	cup. 2 Rooms
2nd fl. occ. by	phone	phone	phone
Schools: Public grade	1 block	1 block	1 block
Churches	high Johnson - 3 blocks	high Johnson - 3 blocks	high Johnson - 3 blocks
Tram: Rice Street - 2 blocks	parochial St. Bernard - 5 blocks	parochial St. Bernard - 5 blocks	parochial St. Bernard - 5 blocks
Reason for selling	Bought other home	Bought other home	Bought other home
Remarks	Tool shed 8 x 10 attached to garage	Tool shed 8 x 10 attached to garage	Tool shed 8 x 10 attached to garage

1000 Cash 10/20/60

LEGAL: Lot 21, Block 5, Stinson's Rice Street Addition.

LISTING BROKER *Sin Realty Company* SALESMAN *McGowan* PHONE: RES SE 7-6647 BUS. BU 9-5332

OWNER'S NAME *Robert V. and Marjorie F. Jacobs* TYPE OF BLDG. *Duplex*

Room	1st Floor	2nd Floor	3rd Floor
Full Bath	wood x L.R. 12 x 14.6	wood x L.R. 12 x 13.5	wood x L.R. 12 x 13.5
Heat:	Placelace	Placelace	Placelace
gravity fan	D.R.	D.R.	D.R.
h. water	oil x D. Space	oil x D. Space	oil x D. Space
f. air	gas x Kitch. 10.6 x 13.3	gas x Kitch. 8.4 x 13.7	gas x Kitch. 8.4 x 13.7
annual fuel cost	stove cabinet x pantry x	stove cabinet x pantry x	stove cabinet x pantry x
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.
gal. side arm	Trim Painted	Trim Painted	Trim Painted
gal. main elec.			
30 gal. auto. gas	Bath full x Tile str. 1/2	Bath full x Tile str. 1/2	Bath full x Tile str. 1/2
Incubator	Den/S. Ran. x	Den/S. Ran. x	Den/S. Ran. x
Laundry tub	B.R. 12 x 13.6	B.R. 12 x 13.7	B.R. 12 x 13.7
220 wiring	B.R. 6.4 x 11.6	B.R. 7 x 7.3	B.R. 7 x 7.3
Shower	B.R. 6.4 x 11.6	B.R. 7 x 7.3	B.R. 7 x 7.3
Pump	B.R. 6.4 x 11.6	B.R. 7 x 7.3	B.R. 7 x 7.3
Rec. room	B.R. 6.4 x 11.6	B.R. 7 x 7.3	B.R. 7 x 7.3
Insul. Walls Ceil. W. Strip	Porch 4 x 12 Scr. GL	Porch 4 x 12 Scr. GL	Porch 4 x 12 Scr. GL
Roof: comp. x wood shs	condition Good	condition Good	condition Good
1st fl. occ. by	cup. 2 Rooms	cup. 2 Rooms	cup. 2 Rooms
2nd fl. occ. by	phone	phone	phone
Schools: Public grade	1 block	1 block	1 block
Churches	high Johnson - 3 blocks	high Johnson - 3 blocks	high Johnson - 3 blocks
Tram: Rice Street	parochial St. Bernard - 4 blocks	parochial St. Bernard - 4 blocks	parochial St. Bernard - 4 blocks
Reason for selling	Bought other home	Bought other home	Bought other home
Remarks	Tool shed 8 x 10 attached to garage	Tool shed 8 x 10 attached to garage	Tool shed 8 x 10 attached to garage

LEGAL: Lot 11, Block 4, Syndicate # 2 Addition.

LISTING BROKER *All-State Exchange, Inc.* SALESMAN *Louise* PHONE: RES HI 8-1823 BUS. CA 4-7587

OWNER'S NAME *Thos. H. Nicholson* TYPE OF BLDG. *Duplex*

Room	1st Floor	2nd Floor	3rd Floor
Full Bath	wood x L.R. 12.8 x 12.8	wood x L.R. 14 x 12	wood x L.R. 14 x 12
Heat:	Placelace	Placelace	Placelace
gravity fan	D.R.	D.R.	D.R.
h. water	oil x D. Space	oil x D. Space	oil x D. Space
f. air	gas x Kitch. 10 x 12	gas x Kitch. 10 x 12	gas x Kitch. 10 x 12
annual fuel cost	stove cabinet x pantry x	stove cabinet x pantry x	stove cabinet x pantry x
Water heater:	fan disposal d. wdr.	fan disposal d. wdr.	fan disposal d. wdr.
gal. side arm	Trim Painted	Trim Painted	Trim Painted
gal. main elec.			
30 gal. auto. gas	Bath full x Tile str. 1/2	Bath full x Tile str. 1/2	Bath full x Tile str. 1/2
Incubator	Den/S. Ran. x	Den/S. Ran. x	Den/S. Ran. x
Laundry tub	B.R. 12 x 8	B.R. 8 x 12	B.R. 8 x 12
220 wiring	B.R. 8.4 x 7	B.R. 12 x 12	B.R. 12 x 12
Shower	B.R. 8.4 x 7	B.R. 12 x 12	B.R. 12 x 12
Pump	B.R. 8.4 x 7	B.R. 12 x 12	B.R. 12 x 12
Rec. room	B.R. 8.4 x 7	B.R. 12 x 12	B.R. 12 x 12
Insul. Walls Ceil. W. Strip	Porch 6 x 6 Scr. GL	Porch 6 x 6 Scr. GL	Porch 6 x 6 Scr. GL
Roof: comp. x wood shs	condition Good	condition Good	condition Good
1st fl. occ. by	cup. 2 Rooms	cup. 2 Rooms	cup. 2 Rooms
2nd fl. occ. by	phone	phone	phone
Schools: Public grade	1 block	1 block	1 block
Churches	high Wilson	high Wilson	high Wilson
Tram: All close	parochial St. Agnes	parochial St. Agnes	parochial St. Agnes
Reason for selling	Bought other home	Bought other home	Bought other home
Remarks	Tenant pays heat and all utilities - separate gas and electric meters - boy at office - front and rear entrances in and down - building sound but needs repairs and improvements - subject to approval of County Welfare Board.	Tenant pays heat and all utilities - separate gas and electric meters - boy at office - front and rear entrances in and down - building sound but needs repairs and improvements - subject to approval of County Welfare Board.	Tenant pays heat and all utilities - separate gas and electric meters - boy at office - front and rear entrances in and down - building sound but needs repairs and improvements - subject to approval of County Welfare Board.

Photo No.

- 1. Comp. No. 1 - 929 Woodbridge
- 2. Comp. No. 2 - 57 W. Jessamine
- 3. Comp. No. 3 - 842 Edmund
- 4. _____

Date of Photo: 11-61

6. _____

7. _____

8. _____

By: *[Signature]*
Right of Way Agent

subject

Project Area 1-A
Parcel No. 163
328 Kentucky St.

Owner: Michael A. & Nellie M. Fren
Legal: NE'ly $\frac{1}{2}$ of Lot 8, Blk 2, Dunwell & Spencer's
Addn to Brooklynd
Lot Size: 25 x 144 feet
Zoning: "B" Residential
Built: Old
Assessed Value: Land 200 - Building 850 - Total 1,050.

This is a two story two family dwelling, frame with exterior asphalt siding and asphalt roof. Blacktop street, sidewalk, no curb, all improvements are in the street and connected to the property.

First Floor - Vacant

Consists of 4 rooms and old type bath, soft wood floors with congoleum covering, soft wood trim painted, very cheap construction, kitchen has small cabinet area, wall sink.

Second Floor - Occupied

Consists of 4 rooms and old type toilet only off dining room, maple floors, plaster walls and ceilings, linoleum on floors of dining room and kitchen, no cabinets, wall sink. Inside stairway from side to first floor.

Full basement, 6 foot height, limestone walls, concrete floor, no tubs or drain - octopus hot air gas heat, 40 gallon gas water heater.

Cost Approach:

16,224 cubic feet @ .60¢ per cu. ft. -	9,734.00
Physical Depreciation 50%	
Economic Depreciation 10%	5,840.00
Depreciated Value of Dwelling	<u>3,894.00</u>
Depreciated Value of Shed	100.00
Depreciated Value of Improvements	<u>3,994.00</u>
Land - 25 x 144 feet	400.00
Indicated Value by Cost Approach	<u>4,394.00</u>

This is a total taking. Based on the Cost Approach and the Comparable Sales Approach it is your appraisers opinion that the total damages are:

Land	400.00
Improvements	<u>4,000.00</u>
Total	<u>4,400.00</u>

"FOUR THOUSAND FOUR HUNDRED DOLLARS"

(\$4,400.00)

R. J. H. H. H.
Ray J. H. H. H.
11/30/61

S. P. Project Area 1-A COUNTY Ramsey PARCEL 163

FEE OWNER Michael A. & Nellie M. Fren Property Address 328 Kentucky Street, St. Paul, Minn.

Legal Description (entire tract) NE'ly 1/2 of Lot 8, Blk 2, Dunwell & Spencer's Addn to Brooklynd

Present use Residence Zoning "B" Residential Best use Present
Size: Frontage 25 Depth 144 Area 3600 Sq. Ft.

Utilities and : Sewer Yes Septic tank _____ Cesspool _____
Street : City water Yes Private well _____ Elec. pump _____
Improvements : Surfacing Blacktop Curb and gutter No Sidewalk Yes

Full and true valuation, 19 60 Land 200 Bldgs. 850 Total 1050 Taxes 19 60 \$ 52.44
Outstanding special assessments: Water _____ Sewer _____ Street _____ Total _____

DETERMINATION OF COST FACTOR:

Page _____ Boeckh's Manual

Base Unit Cost \$ _____
Base Cost adjustments _____
Total Base Cost _____
Local Index _____

Total Base Cost x Local Index = Cost factor

_____ x _____ = \$ _____
per sq. ft. or cu. ft.

Bone structure _____ % of total
Life expectancy _____ yrs.
Basic depreciation rate _____ % per yr.

Date built Old _____
Remodeled _____
Effective age _____ yrs.

Physical Depreciation - incurable
in Bone structure _____ %

ESTIMATE OF TOTAL DEPRECIATION:

Total replacement value of bone structure.

_____ % of \$ _____ = \$ _____
Total Structure Bone Structure

Physical Depreciation - incurable

_____ % of \$ _____ = \$ _____
Bone Structure

Plus Physical Depreciation
curable \$ _____

TOTAL DEPRECIATION \$ _____
_____ % of Total Replacement Cost

Spec. Equip - Present Value \$ _____

Misc. Bldgs. _____

Shed Dep'd. 100.00

Estimate by _____
Right of Way Agent

Date 11/30/61

Revenue Stamps _____ Indicated Purchase Price \$ _____

Date Acquired _____ CONFIRMED PURCHASE PRICE \$ _____

ESTIMATE OF MARKET VALUE OF ENTIRE PROPERTY

Land Value:
25 f.f. at \$ 16.00 for 144 ft. depth \$ 400.00
3600 sq. ft. at \$ _____
at \$ _____

Estimate of Replacement Cost of Principal Structure
incl. appropriate porch area or cube \$ _____

16,224 ~~36,000~~ cu. ft. x .60% = \$ 9,734.00

Plus flat charge adjustments
x Local Index \$ _____ x _____ = \$ _____

Physical Depr. 50% Total Replacement Cost \$ 9,734.00

Economic Depr. 10% Less Total Depreciation 5,840.00

Total 60% Total Present Value \$ 3,894.00

Plus Present Value of Special Equipment \$ _____

Plus Present Value of Miscellaneous Bldgs. Shed (Dep'd) \$ 100.00

Plus Land Value from above \$ 400.00

TOTAL PRESENT VALUE OF ENTIRE PROPERTY

SAY 4,400.00 BY COST APPROACH \$ 4,394.00

Estimate of Physical Depreciation - curable (in short lived items)

Items	Extent of cure or replacement	Total Cost of Curable Items	Chargeable Depreciation %	Amount
Roof				
Chimney				
Down spouts - gutters				
Exterior				
Painting				
Storms - screens				
Weatherstrip				
Plumbing - bath				
Kitchen				
Furnace				
Wiring				
Insulation				
Decorating				
Floors				

Total Cost of Short Lived Items \$ _____ Total Depr. curable \$ _____

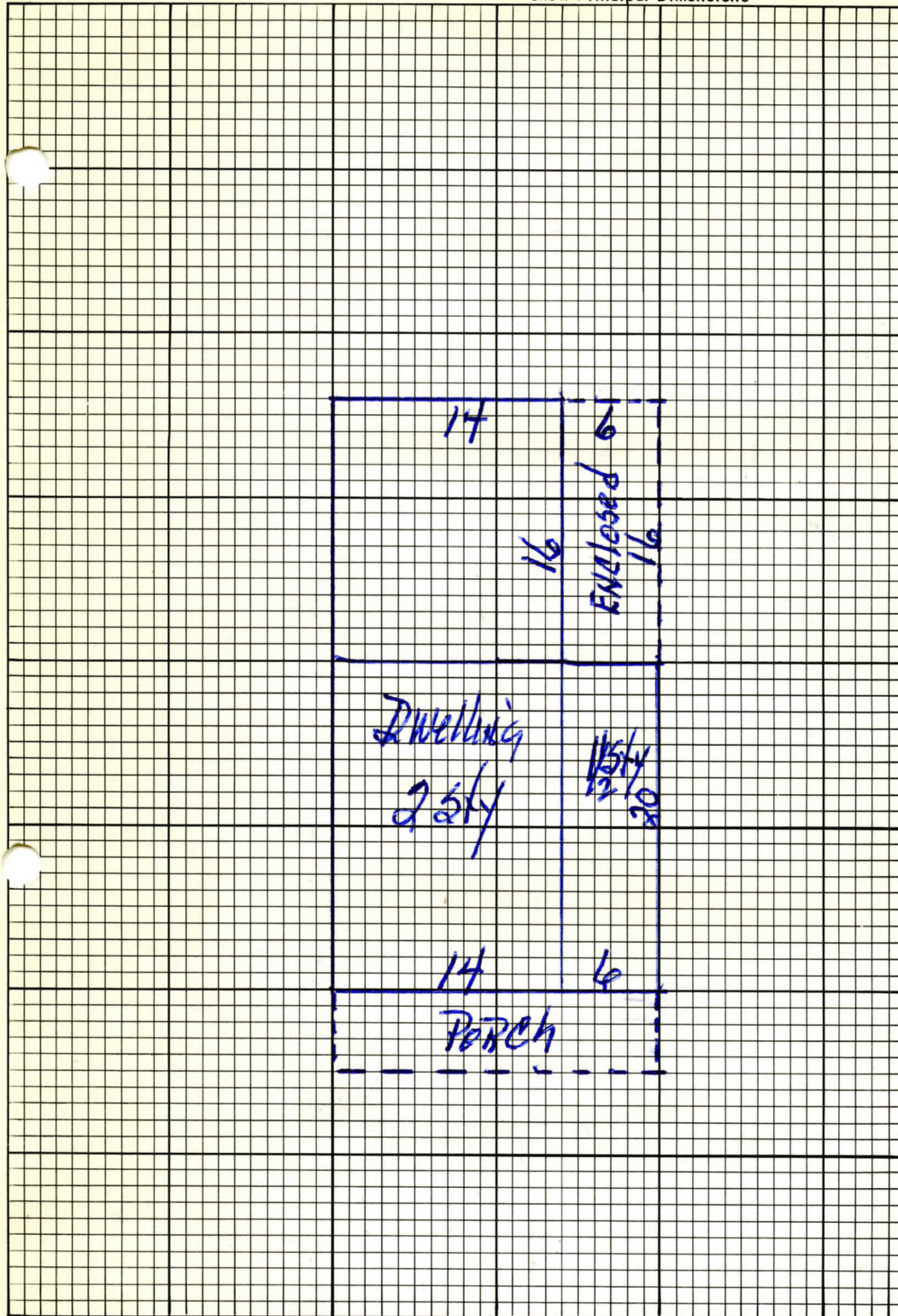
_____ % of Total Replacement Cost

with _____ % in Bone structure. PARCEL NO. 163

S. P. Project Area 1-A COUNTY Ramsey PARCEL 163
 FEE OWNER Michael A. & Nellie M. Fren PROPERTY ADDRESS 328 Kentucky Street, St. Paul, Minn.

Sketch of Building
Scale 1" = 10'

Show Room Number on Sketch
Show Principal Dimensions



	Room No.	Ceiling Ht.
Living Room		
Dining Room		
Kitchen		
Bed Room		
Bed Room		
Bath		
Hall		
Porch		
Closet		
Store Room		
Amusement Room		
Breezeway		
Attached Garage		

BASEMENT:

Floor thickness _____ in.
 Height: Top of floor to top of foundation _____ ft.

Size	Sq. Ft.	Ht.	Cube
x			
x			
x			

SUPERSTRUCTURE:

Height: Top of foundation to eaves _____ ft.
 Eaves to ridge _____ ft.

Size	Sq. Ft.	Ht.	Cube
x			
x			
x			
x			

Total cubic content _____

Chimney size:

_____ x _____ by _____ ft. high.

MISCELLANEOUS BUILDINGS	Foundation	Walls	Floor	Roof	Condition	Size	Area
Garage - detached						x	
Garage - attached						x	
Barn						x	
Hog house						x	
Chicken house						x	
Granary						x	
Machine shed						x	

SKETCH AND EXAMINATION BY Ray G. Farnley RIGHT OF WAY AGENT

DATE 11/30/61

PARCEL NO. 163

DIVISION OF LANDS AND RIGHT OF WAY
APPRAISAL BY COMPARISON OF MARKET DATA
ANALYSIS OF COMPARABLE SALES OF IMPROVED PROPERTIES

S. P. 1-A County Ramsey Parcel No. 163

Fee Owner Michael A. Fren & Nellie M. Fren Property Address 328 Kentucky

Comparable Properties

Comparison No.		No. <u>1</u>		No. <u>2</u>		No. <u>3</u>		No. _____	
Date of Sale		7-25-61		10-20-60		5-23-61			
Address		929 Woodbridge		57 W. Jessamine		842 Edmund			
Terms of Sale		cash		cash		cash			
Rental Income Actual						\$80			
Rental Income Estimated		\$80		\$115		90			
Gross Monthly Multiplier		69		61		72			
Sale Price		\$5,500		\$7,000		\$6,500			
Special Assmts., Time, Improvements									
Present Worth		5,500		7,000		6,500			
Less Estimated Lot Value,		400		1,000		1,500			
Garage, Porch, Fireplace, Etc.		300		100		300			
Net Sale Price Bldg. Only		4,800		5,900		4,700			
Lot Size		25x123.75		42x124		40x124.5			
Age		1884		1889		1888			
CF or SF Content	Unit Cost New	16,224	60¢	16,200	60¢	16,640	75¢	24,528	60¢
Unit Cost Depr.	% Depr.	24¢	60%	29¢	51%	35¢	53%	19¢	68%
Adjustment Items	Descriptive Items Subject Property	Adjustment		Adjustment		Adjustment		Adjustment	
		Plus	Minus	Plus	Minus	Plus	Minus	Plus	Minus
Bldg. Size	16,224						1,000		
Age—Condition	old		1,000		1,500		300		
Lot Value	25x144 \$400				600		1,100		
Landscaping									
Garage			200				200		
Porches			200						
Fireplace									
Basement Impr.									
Attic Impr.									
Carpeting									
Bkg. & Bath Extras					250		250		
Heating Extras		300			150	300			
		300	1,400		2,500	300	2,850		
Total Adjustment									
Net Adjustment			- 1,100		- 2,500		- 2,550		
Present Worth of Comparable Properties with Adjustments for Time and Improvements Since Purchase.									
Present Worth of Comparables Adjusted to Subject.		4,400		4,500		4,450			

Estimate of Value By Cost Approach:

Repr. Cost 16,224 c.s. 60¢ = \$ 9,734
 Less Depreciation: 60% % 5,840
 Deprec. Reprod. Cost 5,840 \$ 3,894
 Land Value 25x144 = 400
 Sq. Ft. or Ft.
 Plus Landscaping _____
 Plus Present Value Misc. Bldgs. 100
 Plus Present Value Special Equipment _____

Estimated Value By Cost Approach \$ 4,394
 Rounded to 4,400

Estimate of Value By Comparison: \$ 4,400

Estimate Based on Rental Income:

Monthly Rent X GMM
65 X 66 = \$ 4,290
 or By Capitalization of Net Income
 on Form 2554

Estimate By Cost Approach \$ 4,395

Final Estimate By Correlation \$ 4,400

Appraisal By: [Signature] Reviewed By: _____

Date 12-1-61 Parcel No. 163

STATE OF MINNESOTA

URBAN PROPERTY

DIVISION OF LANDS AND RIGHT OF WAY
 APPRAISAL BY COMPARISON OF MARKET DATA
 ANALYSIS OF COMPARABLE UNIMPROVED PROPERTIES

DEPARTMENT OF HIGHWAYS

S.P. Project Area 1-A

COUNTY

Ramsay

PARCEL 163

FEE OWNER Michael A. & Nellie M. Fren

Property Address 328 Kentucky Street, St. Paul, Minn.

Comparison No.	Grantor - Grantee Legal Description Consideration. Date of Sale	Frontage	Depth	Area Sq. Ft. or Acres	UNIT PRICE			ADJUSTED VALUE by time, depth and location in comparison to subject prope		
					per f. f.	per sq. ft.	per acre	per f. f.	per sq. ft.	per acre
1.	Treacy to Larson Clinton & Congress Lot 10-Blk 66, W.St.Paul Proper Nov. 1957 - Cash \$800.00	50	100	5000	16.00	.16¢		10.00		
2.	Markoe to Remackel St.Lawrence & Missouri Lots 18 & 19, Blk 4, Second Addn. to Brooklynd Sold June 1957 - \$1,000	80	125	10000	12.50	.10¢		10.00		
3.	Markoe to Remackel Missouri bet. Texas and St.Lawrence - Lots 1 & 20-Blk 14, Second Addn to Brooklynd-Sold May 1956 \$1,000.00	80	125	10000	12.50	.10¢		15.00		
4.	Grantee - Louis Kaplan Livingston & Chicago-West 25 feet Lot 3, all of 1 & 2 Blk 19 & 1 & 2 of Blk 14 Bazil & Roberts Add. Sold Dec. '56 - \$4,000.00	225	119	26775	17.75	.22¢		16.00		

Proper adjustments have been made for zoning, location, topography, size, time of sale, etc.
 ESTIMATEC VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

Reviewed by

25 front feet ~~square feet~~ at 16.00 = \$ 400.00
~~times~~

Data by:

[Signature]
 Right of Way Agent

[Signature]
 Date

Parcel No. 163

